

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: Sara Bardin
Director, Office of Zoning

FROM: Anna Chamberlin, AICP
Associate Director 

DATE: January 8, 2021

SUBJECT: Supplemental DDOT Report for ZC Case No. 20-14 – 5 M Street SW

This memorandum intends to supplement the District Department of Transportation's (DDOT) original report to the Zoning Commission, dated September 18, 2020 (Exhibit 16). Since the hearing on November 12, 2020, DDOT has worked diligently with both the Applicant and the owners of neighboring Lot 47 to develop agreeable condition language to all parties regarding an easement for shared driveway access on L Street SW:

Prior to the issuance of a Building Permit for any phase of the Project, the Applicant shall demonstrate to the Zoning Administrator that (i) it has obtained public space approval for the curb cuts on Half Street, S.W. and L Street, S.W. shown in the Approved Plans; (ii) it has recorded an easement agreement permitting the owner of Lot 47 to share in the use of the private driveway for purposes of ingress and egress to parking, loading and service areas associated with future improvements on Lot 47; and (iii) it has provided a copy of the recorded easement agreement to the District Department of Transportation's Planning & Sustainability Division. The easement agreement shall provide, consistent with Approved Plans, for a driveway of no less than 22 feet of clear width along the property line shared with Lot 47 and having a minimum vertical clearance of 18 feet. The easement shall further provide that if the Property is developed in a southern Phase A and a northern Phase B as set forth in this order, and Lot 47 is developed prior to the completion of Phase B, then during construction of Phase B, parking and loading access to Lot 47 shall be provided via the curb cut and driveway off of Half Street, S.W., rather than from L Street, S.W., until such time as the construction of Phase B is completed. The temporary east-west easement area shall have a vertical clearance of no less than 14 feet, 6 inches and a clear width of no less than 20 feet, as shown on the Approved Plans. Upon completion of Phase B, the temporary easement shall expire and the permanent easement from L Street, S.W. shall be implemented in accordance with the terms therein.

DDOT finds the above condition acceptable and meets the intent of our original request that the Applicant provide the option for shared access to Lot 47. DDOT reiterates our support for the 5 M Street SW development with the conditions previously agreed to and this revised condition included in the final Zoning Order. DDOT looks forward to working with both 5 M Street SW and Lot 47 during public space permitting and on future development proposals. If the Zoning Commission requires further information or DDOT's review of additional documents please contact the case manager, Aaron Zimmerman aaron.zimmerman@dc.gov.

AC:az